

SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS DUDYCHA INVESTMENT PROPERTIES, LLC. THE SUBJECT PROPERTY IS PARK HUDSON PHASE 10, BLOCK 1, LOT 2. PROPERTY IS ZONED PLANNED DEVELOPMENT (PD).
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 2.56 ACRES (115,429 SF).
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 02220F, MAP NO. 4804100220F, EFFECTIVE DATE: APRIL 2, 2014.
4. THE MINIMUM REQUIRED FIRE FLOW FOR AN OFFICE BUILDING IBC TYPE VB OF 5850 SF IS 2,000 GALLONS PER MINUTE. THE BUILDING IS NOT SPRINKLED.
5. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
6. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
7. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
9. THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE PROVIDED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
10. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
11. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
12. THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
13. SOLID WASTE SHALL BE PER ROLLOUT CAN.
14. FIRE SPRINKLER SYSTEM - PORTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
15. ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
16. COMMERCIAL DRIVEWAYS SHALL CONFORM TO CITY STANDARD DETAIL ST2-03.

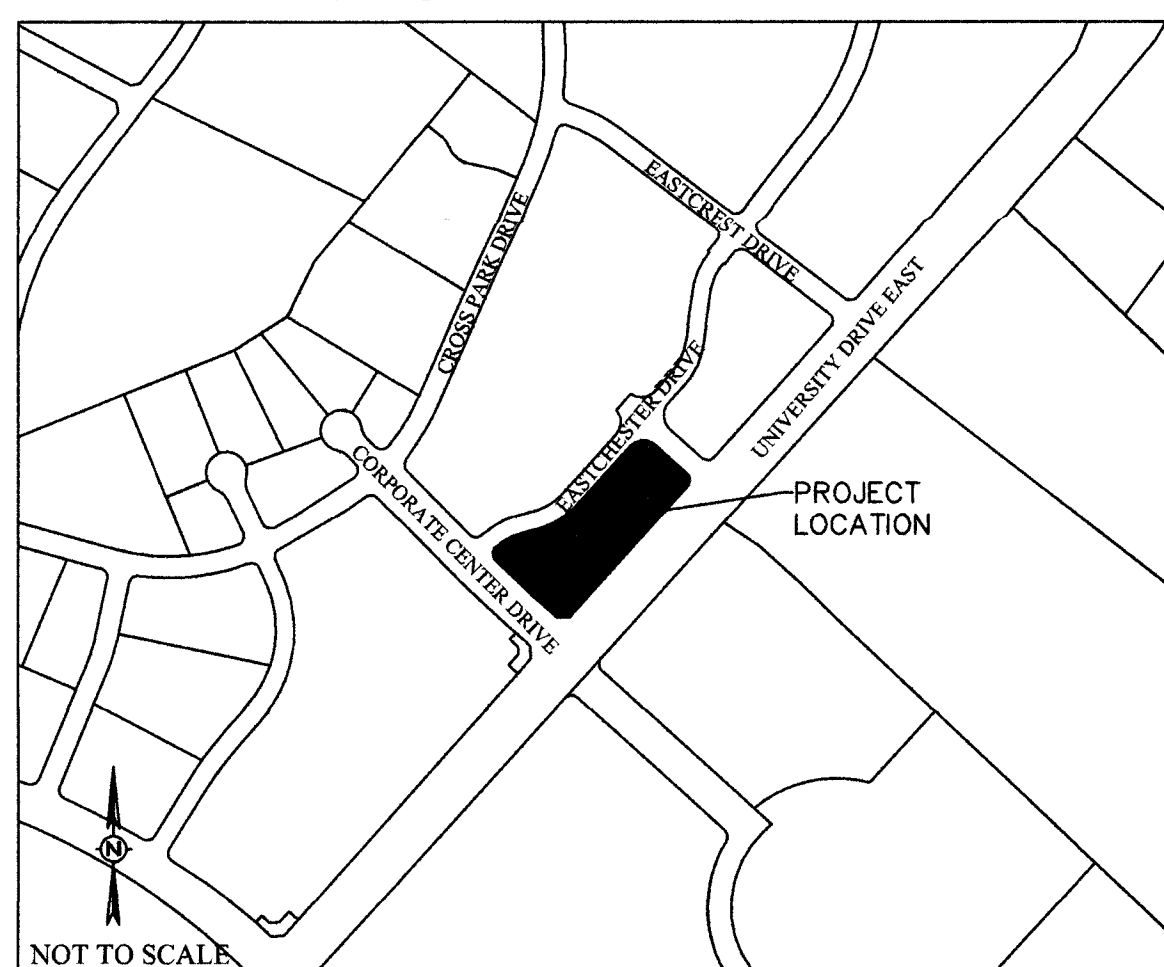
LANDSCAPE MAINTENANCE NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND REPLACING ALL LANDSCAPING AND IRRIGATION WITHIN LANDSCAPE EASEMENTS DURING CONSTRUCTION. CONTACT PARK HUDSON POA MAINTENANCE CONTRACTOR STEPHEN VOLTIN AT VOLTIN LAWN & IRRIGATION (979) 774-0333.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
D&E TESS: (800) 344-8377
ATMOS ENERGY: (979) 774-2506
SUDGEN LINK COMMUNICATIONS: (979) 585-2429
VERIZON: (979) 821-4770
BRIU: (979) 821-5700
CITY OF BRYAN: (979) 209-5900
4. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
5. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
6. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EROSION AND SILT FENCE AS NECESSARY.
8. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
9. PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROSEEDING AND SEEDING ALL DISTURBED AREAS.
10. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
11. LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
12. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
14. DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
15. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
18. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
19. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
20. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
21. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
22. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
23. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHOM IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR MEDIUM. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED AS IS WITHOUT ANY WARRANTY AS TO IT'S PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS DERIVED THEREFROM OR ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

VICINITY MAP



PARKING ANALYSIS

REQUIRED PARKING:
11,200 SF OF MEDICAL
1 SPACE PER 200 SF
56 SPACES REQUIRED
12,600 SF OF OFFICE
1 SPACE PER 300 SF
42 SPACES REQUIRED

TOTAL REQUIRED: 98 SPACES
9' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING:
94 SPACES PARKING
4 SPACES HANDICAP PARKING
98 SPACES PROVIDED TOTAL

UTILITY DEMAND

WATER DEMAND PER BUILDING
MINIMUM 0 GPM
AVERAGE 12.5 GPM
MAXIMUM (PEAK) 50 GPM
1" DOMESTIC WATER METER

SANITARY SEWER DEMAND
PER BUILDING
(90% OF WATER DEMAND)
AVERAGE 11.25 GPM
MAXIMUM (PEAK) 45 GPM
1" SANITARY SEWER LINE
1.04% MIN. SLOPE
FIXTURE UNITS = 30
FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

LEGEND

---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	RIGHT OF WAY
---	LOT LINE
---	PROPERTY SETBACK
---	PROPOSED PUBLIC UTILITY EASEMENT
---	EXISTING PUBLIC UTILITY EASEMENT
---	PROPOSED PUBLIC ACCESS EASEMENT
---	EXISTING PUBLIC ACCESS EASEMENT
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	STORM PIPE
---	EXISTING STORM PIPE
---	PROPOSED WATERLINE, SIZE NOTED
---	EXISTING WATERLINE, SIZE NOTED
---	PROPOSED SANITARY SEWER LINE, SIZE NOTED
---	EXISTING SANITARY SEWER LINE, SIZE NOTED
---	GAS
---	EXISTING GAS LINE, SIZE NOTED
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING OVERHEAD ELECTRIC LINE

BENCHMARK INFORMATION

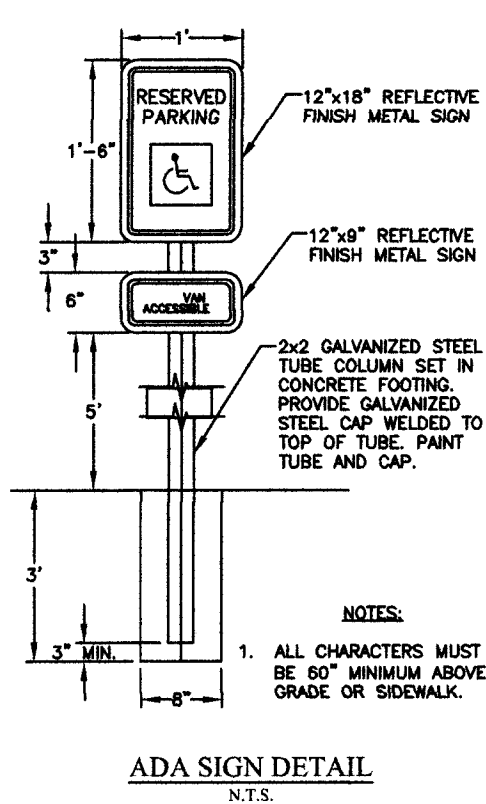
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ELEV: 315.227
IRON ROD KERR

FIRE LANE MARKING NOTES:

1. SIGN SHALL COMPLY WITH THE CITY OF BRYAN FIRE SERVICE STANDARDS.
2. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR (4) INCH (4") WHITE LETTERING STATING FIRE LANE - NO PARKING - TOW AWAY ZONE. HOVING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
3. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH, WITH A COMPANION SIGN TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING TOW-AWAY ZONE. SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH SYMBOLS, LETTER AND BORDER IN RED.
4. TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER TWICED 87-2010P SIGNAGE.

FIRE LANE SIGN DETAIL

N.T.S.



ADA SIGN DETAIL
N.T.S.

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	35.32'	S87°15'25.14"W	
L2	30.35'	N77°06'28.50"E	

Curve Table							
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION	
C1	155.23'	3850.00'	002°15'08"	77.63'	155.22'	N48°42'44"W	
C2	40.88'	25.00'	093°41'18"	26.66'	36.47'	N01°19'29"E	
C3	88.59'	175.00'	029°00'21"	45.27'	87.85'	N82°38'18"E	
C4	137.53'	225.55'	034°58'17"	70.88'	135.41'	N59°38'20"E	
C5	78.54'	50.00'	090°00'00"	50.00'	70.71'	N87°10'12"E	
C6	39.27'	25.00'	090°00'07"	25.00'	35.36'	S02°49'45"E	

Schultz Engineering, LLC

911 Southwest Pkwy E.
College Station, Texas 77840
979.764.3900

TBPE FIRM NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	16-461	JUNE 2016

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DEVEN DOYEN P.E.,
LICENSE NO. 109835,
ON JUNE 28, 2016.
IT IS NOT TO BE USED FOR
BIDDING OR CONSTRUCTION
PURPOSES.

DUDYCHA OFFICE BUILDINGS

PARK HUDSON PHASE 10
LOT 2, BLOCK 1 - BRYAN, TX

SITE PLAN

SCALE

VERTICAL N/A
HORIZONTAL 1"=30'
PLOTING SCALE: 1:1
FILE NAME: 16-461

SHEET

C1